



> FOR SALE/LEASE - INDUSTRIAL SPACE

88 Avenue Clairmont

10211 88 Avenue, Clairmont, AB

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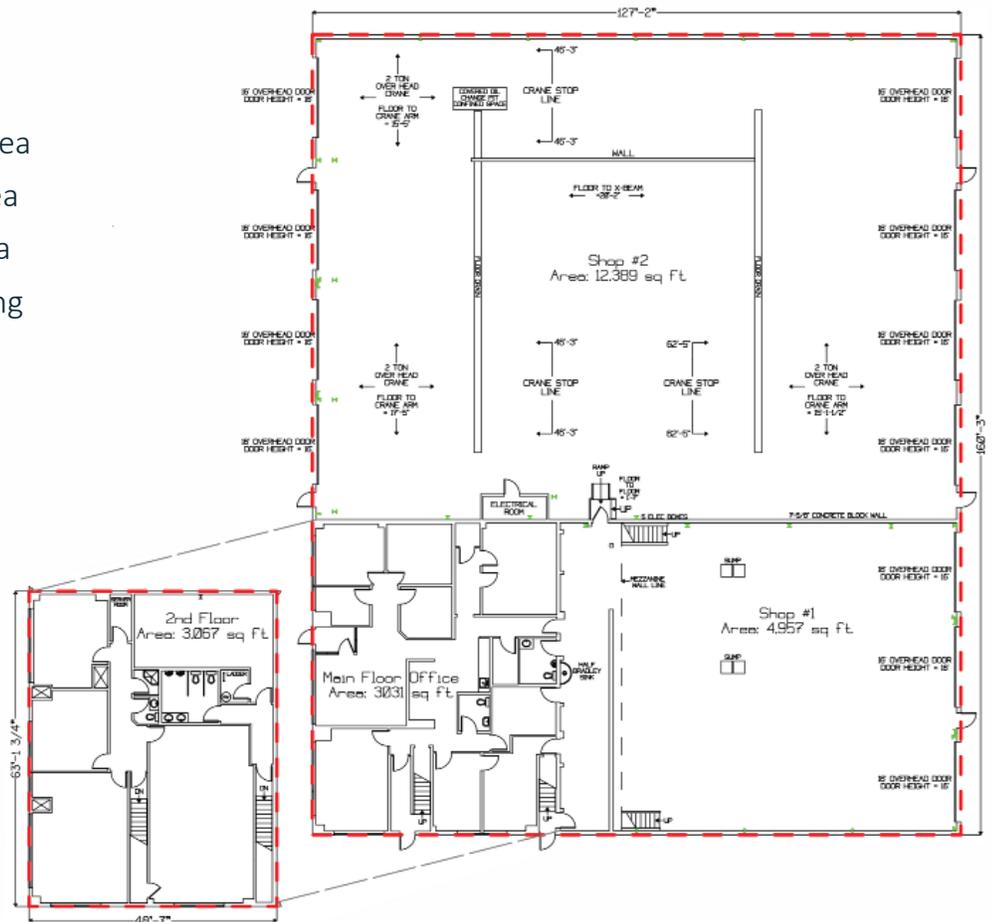


About the Premises

Situated in the Westmount North Industrial Park and fronting onto 88th Avenue, this industrial facility has quick access to Highway 2, and is minutes from the Highway 43 intersection. Key features of the building include high ceilings, cranes, grade door loading, drive-through bays, and a large shop component.

Features:

- 23,444 square feet rentable area
- 17,346 square feet of shop area
- 6,098 square feet of office area
- 7,765 square feet of outbuilding
- 2.77 acre site size
- Ample paved parking
- Large secure gravel yard area
- 11 grade doors
- Ceiling heights 22'-26'
- 3-2 ton cranes



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